

Columbus Citywide Planning Policies

Frequently Asked Questions

1. What is C2P2?

The Columbus Citywide Planning Policies (C2P2) is a new approach to area and neighborhood planning for Columbus. It establishes a basis for future neighborhood planning and development review. It includes guiding principles, design guidelines, land use policies, and Land Use Plans for individual areas.

2. What are the benefits of C2P2?

C2P2 provides consistent planning policies citywide with regular updates to ensure policies are current. This approach allows for clear, predictable policies for community members, property owners, and developers. The policies also support housing, jobs, and transportation options for a growing population.

3. Will C2P2 apply to historic commissions and design review boards?

Portions of the city that fall within historic districts or design review areas will not be covered by C2P2 as these areas already have adopted design guidelines and a development review process.

4. How long will it take until my area's plan is updated?

Part of C2P2 is updating each area's Land Use Plan (previously called area or neighborhood plans). During the first 18 months, staff will be focused on putting the overall framework in place for C2P2. This stage will include establishing a process to update the policies and guidelines as needed. Land Use Plan updates are projected to begin in early 2020 and it will take approximately five years to complete a Land Use Plan for each area of the city.

5. Can we benefit from C2P2 policies before our Land Use Plan is updated?

Yes. Community groups can choose to adopt the C2P2 Design Guidelines early. Upon approval by City Council, these guidelines can be used in conjunction with existing area plans to review development proposals. Early adoption of C2P2 Design Guidelines will not replace existing plan recommendations, but will be used with existing adopted plans to review development proposals. If there is a conflict between an existing plan recommendation and C2P2 Design Guidelines, the more current policies will be used. An opportunity for "early adoption" is being presented this summer, and this option will be available again in the fall.

6. How is a new Land Use Plan developed for our area?

City staff will work with community stakeholders to develop a parcel-specific Land Use Plan. The plan will be informed by community priorities, existing conditions, and broader City C2P2 policies. Developed for each area individually, Land Use Plans include a Recommended Land Use Map and Area Specific Policies, and provides recommendations to address special circumstances in each area.

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7. How is C2P2 kept up-to-date?

There will be ongoing updates to C2P2 Guiding Principles, Design Guidelines, and Land Use Policies. These updates will include community engagement at a citywide level with stakeholders representing residents, property owners, business owners, developers, etc. Updates to C2P2 will be adopted by City Council and automatically apply to areas where C2P2 was previously adopted. Land Use Plans are updated approximately every 10 years, but are designed to be used with the updated C2P2 policies.

8. Will I have the opportunity to review updated guidelines and policies?

Yes. The current set of policies and guidelines reflect best practices and experience of staff and the community over the past 20 years. Adoption will establish a base on which to build future updates. As potential updates are developed, community members and other stakeholders will have the opportunity to review and comment. Updates will also require consideration by the Development Commission and approval by City Council.

9. What impact will C2P2 have on new development?

In areas where C2P2 is in place, design guidelines and land use policies will be used to review development proposals that require a rezoning or variance.

10. Does C2P2 impact zoning?

C2P2 is city policy and not code. Adoption of C2P2 does not change existing zoning. The policies and design guidelines will be used to review development proposals that require a rezoning or variance application. The C2P2 process has the potential to inform potential changes to zoning code over time, which would involve a separate community engagement process.

11. Does C2P2 address infrastructure and community facilities?

Not directly. The City plans for and manages infrastructure and facilities, such as streets, parks and waterlines, in a number of ways. These include citywide planning and analysis, such as the Recreation and Parks Master Plan. Multiple City departments review zoning and variance proposals and subsequent development plans for consistency with each departments' plans or standards. These efforts are supplemented by city code provisions and regulations.

12. How can I learn more about C2P2?

Additional information is available at the project webpage:

<https://www.columbus.gov/planning/C2P2/> or by contacting staff at C2P2@columbus.gov or 614-645-8834